

JOHNSONS & PARTNERS

Estate and Letting Agency



440 ARCH HILL, REDHILL

NOTTINGHAM, NG5 8PF

GUIDE PRICE £700,000



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Nestled in this charming location, Arch Hill House of Redhill, is an exquisite house that offers a rare opportunity to own a beautiful period residence with immense potential. Boasting four bedrooms, family bathroom, and three reception rooms, this cherished family home is a true gem waiting to be discovered.

Steeped in history, this property features original period details, complemented by some modern upgrades like double glazing and central heating. The spacious interior and private grounds create a serene oasis, perfect for relaxation and entertaining.

The property offers incredible potential and comes to the market with the added incentive of having 'no upward chain' thus helping to simplify the whole buying process.

Located in a secluded spot, yet close to amenities and excellent commuter routes, this house strikes the perfect balance between tranquillity and convenience. Properties in this sought-after location seldom come to market, making this a truly exceptional find.

Don't miss the chance to explore the endless possibilities this property has to offer. Contact us now to schedule a personal viewing and witness first hand the magic of this unique residence in Arch Hill.

Entrance Porch

10' x 5' plus 5' x 54 (3.05m x 1.52m plus 1.52m x 1.63m)

Reception Hallway

13'4 x 12'4 (4.06m x 3.76m)

Sitting Room

19'9 x 13'4 (6.02m x 4.06m)

Dining Room

12' x 11'11 (3.66m x 3.63m)

Garden Room

12'6 x 9'6 (3.81m x 2.90m)

Inner Hallway

Kitchen

13'5 x 12'5 (4.09m x 3.78m)

Walk In Pantry

8'9 x 4'5 (2.67m x 1.35m)

Rear Lobby

5'5 x 5'5 (1.65m x 1.65m)

Boiler Room

5'3 x 3'6 (1.60m x 1.07m)

Shower Room

6'6 x 4'11 (1.98m x 1.50m)

First Floor Landing

Bedroom

13'8 x 13'5 (4.17m x 4.09m)

Dressing/Shower Room

9'10 x 5'5 to wardrobes (3.00m x 1.65m to wardrobes)

Bedroom

10'4 x 10'2 (3.15m x 3.10m)

Bedroom

12' x 10'1 (3.66m x 3.07m)

Bedroom

11'10 x 8'11 (3.61m x 2.72m)

Family Bathroom

12'6 x 12'3 max (3.81m x 3.73m max)

Outside

Gardens To All Sides

Garage

17'2 x 9'4 (5.23m x 2.84m)

Potting Shed

Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Gedling Council – Tax Band E

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



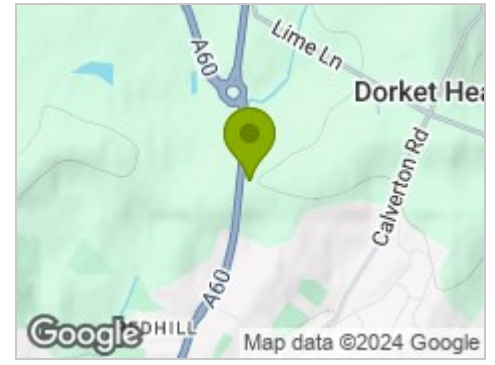
Road Map



Hybrid Map



Terrain Map



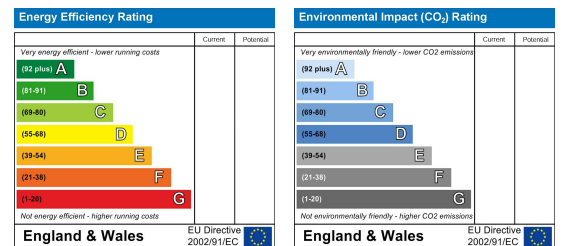
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.